

SECTION 2300: INTENT AND PURPOSE

The following general provisions establish regulations that are applicable in all zoning districts unless otherwise indicated.

SECTION 2301: EFFECT OF ZONING

1. Zoning applies to every building and use. No building or land shall be used or occupied, and no building or part thereof shall be erected, moved, placed, reconstructed, extended, enlarged or altered, except in conformity with this Ordinance.
2. Any land use not specifically permitted by right or special use permit is prohibited.
3. In the event any building or part thereof is used, erected, altered or occupied contrary to law or the provisions of this Ordinance, such building shall be declared a nuisance per se and may be required to be vacated, torn down or abated by any legal means and shall not be used or occupied until it has been brought into conformance.
4. If construction of a building is lawfully begun so that there are substantial tangible changes in the property prior to adoption of this Ordinance, nothing in this Ordinance shall be deemed to require any change in the planned or designed use of any such building, provided that actual construction is being diligently carried on, and further provided that such building shall be entirely completed for its planned or designed use within two (2) years from the effective date of this Ordinance.